

## THE REAL ESTATE MARKET.

### RAPID TRANSIT IMPROVEMENTS FOR THE EAST BRONX.

The U. S. Trust Company Sells a Business Building on Broadway Near Canal Street—A Plot in West Twenty-first Street Bought for a Building Site.

Trading in real estate was more active yesterday than it has been in some time. High grade improved property, mainly in the downtown and midtown business sections, figured prominently in the brokerage news. A valuable mercantile structure in lower Broadway changed ownership and a site in Twenty-first street was purchased for improvement with a tall left building. Lexington avenue in the district affected by the new subway contributed a number of sales. On Washington Heights a big apartment house and a vacant block front changed hands. The Chertburg, a seven story elevator apartment house at Central Park West and Ninety-second street, was leased to a newly formed realty company. A syndicate of Scranton capitalists purchased a tract of 200 lots at Hollis Terrace for about \$140,000.

Among the permits for new construction work issued by the Manhattan Building Bureau was one for a studio building in West Twenty-eighth street. Plans for the new Keith & Proctor theatre at Stapleton, Staten Island, which is to cost \$60,000, were filed with the bureau.

Signs of a renewal of speculation were apparent in the east Bronx, between the village of Westchester and Pelham Bay. Property owners there are looking forward to large development operations along new rapid transit lines this spring. A number of improvements to be made to the street system by the municipal authorities have added strength to the movement. Westchester avenue is to be extended from the center of the old village of Westchester to Pelham Bay Park. The Board of Estimate has authorized the acquisition of the property needed for the proposed thoroughfare and actual work is to be started as soon as possible. That portion of the highway lying between the Bronx River and Westchester village is to be greatly improved this spring so as to provide a broad thoroughfare from 149th street to Third avenue across the entire easterly section of The Bronx.

The necessary consents have also been secured for the rapid transit line for the Westchester avenue extension of the subway. This will form part of the tri-borough route. It is understood that the Rapid Transit Commission will advertise for bids on this route at an early date.

Some relief will also be provided in consequence of the electrification and six tracking of the suburban branch of the New Haven road.

#### Private Sales.

**THIRTY-NINTH STREET.**—Frederick Potts has sold to Frederick R. Johnson for \$125,000, No. 30 East Thirty-ninth street, a four story and basement dwelling, on lot 25, 25x100, adjoining the north side of Park avenue, which is owned by Mr. Jennings.

**FIFTY-FOURTH STREET.**—Daniel B. Freeman has sold to John W. Kight for \$100,000, No. 54 West Fifty-fourth street, a four story and basement dwelling, on lot 15, 25x100, adjoining the Automobile Club of America property. The building will be altered for business purposes.

**BROADWAY.**—Horse S. Ely & Co. and Charles F. Noyes have sold for the United States Trust Company, as trustee for Mary Frankland of New York, No. 20 West Broadway, a five story building, on lot 20, 25x100, running through to Canal street.

**TWENTY-FIRST STREET.**—L. B. Wakeman has sold for Albert Kavanagh, Nos. 31 and 33 West Twenty-first street, a four and five story dwellings on lot 65x125. The buyer will erect a twelve story mercantile building on the site.

**LEXINGTON AVENUE.**—N. A. Berwin & Co. have sold for P. J. Byrne to Mayer S. Auerbach, Nos. 90 and 92 Lexington avenue, two three story dwellings on lot 30, 25x100, between Twenty-sixth and Twenty-seventh streets.

**BROADWAY.**—John W. Kight has sold the new six story apartment house, on lot 30, 15x100, at the southwest corner of Broadway and 149th street.

**FORT WASHINGTON AVENUE.**—Max Marx has sold the plot, 27x110, occupying the block front on the west side of Fort Washington avenue, between 180th and 181st streets.

**10TH STREET.**—Kraemer & Co. have sold for Barnett Blumenstein to Louis Krasner, No. 118 East 10th street, a five story flat, on lot 25x100. The seller took in part payment No. 530 Atlantic avenue, Brooklyn, a three story dwelling, on lot 25x50.

**14TH STREET.**—Sol Freeman has sold for a client, Nos. 507 and 509 West 14th street, two five story double flats, each on lot 25x100. The latter is a new building.

**SEVENTY-NINTH STREET.**—Schindler & Leibel and Morris Berg have sold for Charles Gunter, Nos. 45 and 47 West Seventy-ninth street, two four story double tenements, on lot 25x100.

**ST. NICHOLAS PLACE.**—Frederick A. Carli has sold for Murray & Hill, Nos. 24 and 26 St. Nicholas place, three new five story flats, each on lot 25x100, at the corner of St. Nicholas and 14th street.

**ST. NICHOLAS AVENUE.**—Samuel Swartz has sold the southeast corner of St. Nicholas avenue and 14th street, a plot 50x100.

**LEXINGTON AVENUE.**—Shaw & Co. have sold for Mary Dodge to E. J. Welling, No. 273 Lexington avenue, a four story dwelling, on lot 20x75. The structure will be remodelled for business.

**FIFTH AVENUE.**—The Columbia Board of Brokers has sold in connection with the Kahn, for Max Weinstein, No. 1391 Fifth avenue, a five story triple flat, with stores, on lot 25x100.

**119TH STREET.**—Pasquale Patti & Son have bought Nos. 524 and 526 East 119th street, a six story tenement, on lot 50x100.

**MIADISON STREET.**—E. V. Pesca, A. Co. have resold for a client to John Palmieri, Nos. 39 and 41 Madison street, four six story tenements, on lot 100x20.

**HARROW STREET.**—G. A. Derschuch has sold for Stephen Hickson, No. 10 Harrow street, a three story dwelling, on lot 20x50.

**WHITE PLAINS AVENUE.**—The Sound Realty Company has sold through William L. Varian to John O'Brien the southeast corner of White Plains avenue and 22nd street, a plot 144x11.

**EIGHTY-FIRST STREET.**—Tucker, Speyers & Co. have sold for Jeremiah C. Lyons, No. 8 East Eighty-first street, a three story American basement dwelling, on lot 20x75. L. J. Stevens Uman for \$250,000. Gen. Lloyd S. Byrnes has occupied the property for the last two years.

**Miscellaneous.**

Mrs. Edward Spencer is the buyer of No. 8 West Seventeenth street, a three story building, owned by George R. Read & Co. and Peace & Killman. Mrs. Spencer owns the abutting property at No. 11 West Seventeenth street. W. Clarence Martin is the buyer of Nos. 15 and 17 East Thirty-second street, sold recently by the Alexander & Ryan. White & Phillips are the brokers in the sale.

The Rutland & Whiting Company has leased the building at No. 24 Water street to the merchant & Evans Company; the entire building at No. 192 Water street to Nussbaum & Lower, the five story building at 43 John street and first lot at 48 Nassau street to the Harnett L. Aaron, and the store and basement at No. 117 Nassau street to the Margaret Aeger Company.

Charles E. Dumas has leased to Margaret Green for the Prudential Real Estate Corporation, Nos. 145 and 150 West Twenty-seventh street for a term of years; also, for John Bradley to Charles E. Dumas, No. 72 Horatio street, for a term of years.

The New York and Pittsburgh Real Estate Company has sold a tract about 200 lots of their Hollis Terrace property to a syndicate from Scranton, Pa. The consideration in the transaction is reported to be in the neighborhood of \$140,000.

Hillbrand & Nassotto and George W. Worth have leased for the estate of Edw. Litchfield to the Upper Broadway Realty Company for a long term of years the Chertburg, a seven story elevator apartment house, on plot 75x125, at the northwest corner of Central Park West and Ninety-second street.

E. Samuels is the buyer of the eight lots on the north side of 112th street, 125 feet east of Broadway, sold recently by Samuel G. Bayne.

Louis Becker and Edward O. A. Glocker have formed a partnership under the firm name of Louis Becker & Co. to conduct a general real estate business, with offices at No. 5003 Amsterdam avenue.

McNees, Booth & Eno and James Gray have sold No. 379 Fulton street, a four story brick store and dwelling on lot 25x157, for about \$20,000.

Plans have been filed for a new theatre for Keith & Proctor at Stapleton, Staten Island, to cost \$60,000. The building will be situated

# COPPERS TRINITY PROPHECIES, PROOFS, PROFITS

Nothing in all the world is so queer in its doings as the stock market. There the public tries to use its earned dollar as a magnet to draw another dollar earned by some one else, or as a charm to win a new dollar from Mother Nature without labor of body or mind.

He who banks on knowing what the stock market will do under given conditions, to say nothing of knowing what it will do under the usual conditions—the unknown—will surely meet with enough experiences to put him permanently out of the stock market.

After studying the myriad-headed stock market eighteen hours a day for thirty-seven years I thought that there was nothing new the stock market could show me, yet here in this Trinity movement is something entirely new—something never met with before in any stock campaign.

I said in my advertisement day before yesterday—Stock Exchange yesterday—that any of my following who were uncertain about taking some of their great profits should try the sensation of taking them, and of having them in hand at least long enough to know how they felt. I told them that it would make no difference to the success of my movement how many took profits. I said this because I meant it. I did not particularly figure out what its effect would be. I didn't particularly care to. I believe, as the public knows, in thinking out loud to the public and finding out the consequences of my thinking afterwards, but I was surprised at the number that immediately turned up with "Really, now, if it makes no difference to the success of your campaign, we would like to cash in a part, at least, of our big profits."

It was gratifying, really, to discover in the breasts of many of my following whom I thought largely actuated by a desire to secure profits, a feeling that they must not touch their own money because it might injure my chances of success in Trinity. As soon as I realized that there were many who would prefer to "finger" their profits for a time at least, and knowing, as I did, that the market would take all any one cared to sell, I "egged" them on—as the public saw in my subsequent advertisements.

The result has been double. To-day there has been a "raft" of profit taking. At least 10,000 to 12,000 of to-day's sales represent the taking of profits by those who were so anxious to help my movement to success that they had hesitated to sell until assured their selling would work no harm to me. I cannot help calling the attention of the "System" right here to the fact—they can no more "best" that kind of a following than they can airship Gibraltar to Wall Street.

The other result—it was characteristic of the hounds—was that the same gang which has been howling "Let Trinity alone," just as they howled "Don't touch Butte, Trimountain or Copper Range," when they were going from 2 to 130, 10 to 125, and 10 to 105, threw their levers completely over and screamed, "Don't sell your Trinity. Now that the boom is here, and he is about ready to ship his ores to the American-Balakala smelter, and now that he has entered into some secret deal with the American-Balakala, which accounts for their new issue of stock, he is endeavoring to take your stock away at 37, when he knows it is going into something at 75 to 100."

Of course that portion of the public unacquainted with the methods of Wall and State streets' routs will ask: "Is it possible that men can be such fools or knaves as to reverse themselves that way?" and I repeat my time-proven answer: "In those who live by the pickings of the 'System' there is no shame. They will say or do anything. There is no more truth in their yelps now than there was when they were yelling: 'Don't buy Trinity at 11. He is unloading.'"

Therefore I again repeat: You owe it to me to take my advice rather than that of those who have never pointed you to a dollar's profit. You owe it to me, because I have a record on "coppers" in connection with the public, a record unequalled by any other on the face of the globe, a record of having made for the public in "coppers" over \$50,000,000 and never having had a loser (except Arcadian, which they know so well about they lay no blame on me).

My advice is as it has been since I first began to give it: Buy Trinity at anything under 65. It is now worth 75, and (with copper, the metal, at its present price) it will first sell there, then at 100. Buy it, and buy it now. Buy it only through Stock Exchange Houses. Don't buy on margin. Don't put a stop order on it. Pay for it, take it out of the market, and you, like those who bought Butte at 2, Trimountain at 10, Copper Range at 10, will later see it pay enormous dividends and sell steadily and surely at 100 and over, just as Butte, Trimountain and Copper Range sell to-day at 115 and 95 respectively.

This is the advice I give, and which I will continue to give on Trinity until its price and its dividends have more than justified it, but I say now, as I would have said at the very beginning of my campaign had I thought of it: If anyone who has bought Trinity on my advice wishes to sell it and take the 200 and over per cent. profit he now can secure he should sell his stock and see how it feels to "finger" his profits, remembering all the time that no one ever went into bankruptcy because of the profits he took. Later he can buy back, and if at a higher price, he can close his eyes to that part of the profits which got away.

That is all I mean when I say sell. It does not mean that I, knowing that Trinity is going to 75 and 100 and over, wish to shake out stockholders at 37. When I first advised the public to buy Trinity at 11, because it would go to 75 and 100 and over, if copper, the metal, held its price, I would have said, had I wanted to trick them, "Sell at 11," and I would have bought then, not now at over three times 11. Let no one be deceived by this new cry of the hounds.

I believe that every Trinity holder should take his stock away, and pay no attention to the market price until it is where I say it will eventually go, over 100. But I also believe that if anyone hankers for his profits, he should take them. In other words, I want the public to know that in dealing with Trinity they are not dealing with any milk and water stock-market sop, which needs nursing and coddling, but with a solid business enterprise which can stand alone, because of its real money making powers and regardless of any stock market handling.

THOMAS W. LAWSON.

Boston, February 13, 1907.

## Lincoln Copper

There is a boom coming in Coppers that will advance the price of good producing Copper stocks higher than they have ever sold by 100 per cent. at least. Those who are fortunate enough to secure stock in the producing Copper mines at present figures will make big profits.

The present shipments of ore, and the great extent and richness of the uncovered ore bodies, make the Lincoln Copper stock, now selling on the New York Curb at 75 cents per share (last night's closing price), by far the best Copper proposition now before the public. WATCH THESE SHARES. Present production alone makes Lincoln stock worth several times its present market price. The Lincoln Copper Mining Company is now shipping Copper ore worth \$1,000 per car to the American Smelting and Refining Company.

To all of those who have profited through our advice in Greene Copper as well as in other copper stocks of which we have made a specialty, and to the public in general, we now say, BUY LINCOLN COPPER. It has no equal on the Curb either as an investment or as a speculation.

Detailed information upon Lincoln Copper and other producing Coppers sent upon request.

**W. Watts Bagley & Co.**  
CURB SPECIALISTS IN GREENE COPPER AND LINCOLN COPPER.  
Phone 3967 Broad. 40 Exchange Place, New York.

#### REAL ESTATE WANTED.

I WANT \$2,000 first mortgage on my house on 10th St. and 11th St. between 10th and 11th St. Dr. H. V. HALLEY, 104 East 125th St., city.

at the corner of Bay and West streets. Other plans include handsome residences at Port Richmond, Marlboro Harbor, West New Brighton, East River, on Richmond, Turquoise, also a frame engine house at No. 125 Jersey street, New Brighton, to be erected by the city. At the latter point at the corner of Richmond, Terrace and Jersey street, J. B. King & Co. have filed plans for extensive improvements to their manufacturing plant.

Wood, Harmon & Co. have just completed five new houses at South New York, formerly known as Fairview, on Richmond, Turquoise, opposite Jewett avenue, Castleton Corners. Six new stores are starting completion at Westchester, Theodore Smith is also building a house on the Watchogue road, near Westchester.

Other State Island transfers include the sale of the property of the late Dr. C. Wilcox to Dr. A. H. Thomas of Cuffton.

The Eckstein Brewing Company is enlarging its large plant at Castleton Corners.

Changes at Marlboro Harbor following the establishment there of two of the largest industrial plants in the country—those of Milliken Bros. and Procter & Gamble—resulting in many sales during the winter season.

Plans have been filed with Building Superintendent Murphy for a three story studio building to be erected for Marie M. J. Le Cornu as owner at No. 461 and West Twenty-eighth street. It will be 50 feet front and 100 feet deep, with a large of stone, trimmed with ornamental stone. Former Deputy Building Superintendent John L. Jordan, who is to erect the improvements, has already leased it for a term of years. It is to cost \$18,000.

Plans have been filed for entirely remodeling the four story residence at No. 24 West Forty-third street, owned by Daniel F. McNulty. The first story will be made over into a store, the second and third into business lofts and the top floor third for bachelor apartment.

Plans are to be made for the Childs Company as lessee and will cost \$12,000, according to the estimate of the architects, Westervelt and Austin.

Plans have also been filed for enlarging the four story and basement residence of Dr. William E. Studdiford at No. 124 East Thirty-sixth street at a cost of \$6,000, and for remodeling the five story loft building at No. 23 Spring street into a stable for Benjamin F. Gray as owner at a cost of \$10,000.

Bronx plans comprise a three story dwelling at the northeast corner of Marmon avenue and No. 379 Fulton street, January 11, 1907, a two story and attic dwelling on Doon avenue, north of Jefferson avenue, to cost \$12,000, and a six story factory for Mrs. M. L. Darrell on 148th street, east of Bergen avenue, to cost \$75,000.

#### REAL ESTATE FOR SALE—QUEENS.

10% WILL SECURE A LOT AT BEAUTIFUL

**Elmhurst Heights,**

THE HIGHEST GRADE RESIDENTIAL PARK IN NEW YORK CITY.

NEAREST TO HERALD SQUARE, MANHATTAN, AND EASIER TO THEIR MANUFACTURING PLANT.

Than either HARLEM or the BRONX

300% Profit Guaranteed

Within a Year

by the one hundred million dollars now being expended for improvements directly benefiting this ideal spot.

ALL IMPROVEMENTS MADE. NO ASSESSMENTS.

SEND POSTAL FOR BEAUTIFUL MAP AND VIEWS.

**Bankers Land Corporation,**

857 Manhattan Ave., Brooklyn.

Send for ADVANCE INFORMATION about our NEW DEVELOPMENTS which will be ready for the market in the early spring.

**RICKETT-FINLAY REALTY CO.,**

1 West 34th St.

Yesterday's Auction Sales.

[At 14 Vesey Street.]

BY HERBERT A. SHEPARD.

#### CITY REAL ESTATE.

This Company's circular on Tax Registration explains how to have all bills for Water Rates, Taxes and Assessments obtained and paid in time to avoid all penalties. Send to

**Lawyers Title Insurance and Trust Company**

CAPITAL & SURPLUS \$9,500,000

37 Liberty Street, 30 Liberty Street, (Title Dept.)

MANHATTAN.

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(Title Dept. and Trust & Banking Dept.)

**West St. Property FOR SALE.**

SIX STORIES AND BASEMENT. ABOUT 35,000 SQUARE FEET. SUITABLE FOR STORES OR MFG.

BUILDING FINISHED 1906. 40 H. P. BOILER.

Two Independent Electric Elevators. Large Fireproof Vault.

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No. 42 WEST 31ST STREET.

NORTHEAST CORNER BROADWAY.

Washington Heights Property a Specialty.

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Head Office: 60 Liberty St., near E. W. Y.

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If you want to dispose of your property and are looking for quick results, send particulars to my office.

Suite 47, 208 Broadway. Tel. 2797 Cort.

A GOOD selection large and small properties for investment and speculation purposes. Principals apply.

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**TITLE INSURANCE CO.** Insures 135 Broadway.

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**SALES BY AUCTION.**

## NORTH BUTTE EXTENSION COPPER MINING COMPANY

CAPITAL, \$5,000,000. 1,000,000 Shares, Par Value \$5.00. 400,000 SHARES TREASURY STOCK. NO BONDS NO PREFERRED STOCK

### OFFICERS AND DIRECTORS

**PRESIDENT—W. T. VAN BRUNT**  
President St. Joseph Grand Island R. R.; President Augusta-Alken Ry. & Elec. Co.  
**VICE-PRESIDENT—THOMAS LAVELL**  
Capitalist, Butte, Mont.  
**SEC. & TREAS.—FAYETTE HARRINGTON**  
Cashier Silver Bow Nat'l Bank, Butte, Mont.  
**ASST. SEC. & TREAS.—D. S. HARDING**  
New York City  
**JOHN A. RYAN, the famous mining engineer, in full charge of mining operations**  
**KNICKERBOCKER TRUST CO., NEW YORK, Registrar**

### LOCATION

Our property is in the center—the very heart—of the world-famed Butte district. North Butte Extension adjoins and extends north of the famous North Butte, one of the greatest mines yet developed. North Butte was organized less than two years ago. Capitalized for \$9,000,000 on a basis of \$15 per share, it is now selling for \$115 per share, which represents \$69,000,000, or an increase of \$60,000,000 in less than two years.

Our property also adjoins on the south the Boston & Montana, on the west Butte & Superior, and on the east Butte & London. The Boston & Montana alone has paid out more than \$45,000,000 in dividends.

The Butte mines are producing over \$6,000,000 a month. Their output is more than one-third the entire copper production of the world. They have already added over \$700,000,000 to the nation's wealth.

### CARRIES FAMOUS VEINS

The great "Black Rock" vein runs the entire length of our property. We are sinking a shaft on this vein and have ordered additional heavy machinery for rapid development. "North" vein also passes through another part of our property.

### MEN BEHIND THE MINE

Of vital importance to any enterprise are the men behind it. The officers and directors of our Company are men of high character and strict integrity. They have high records for ability and success in the business and mining worlds.

### FUTURE OUTLOOK

designates North Butte Extension to become a great producer of copper. Prospectus and Map sent on application.

### THE COMPANY OFFERS

**200,000 SHARES AT \$2.50 PER SHARE**

Subscription Books Open for Only Five (5) Days.

Books open Monday, February 18th, at 12 o'clock noon. Books close on or before Saturday, February 23d, at 12 o'clock noon.

This is an exceptional opportunity. Never before has a mining stock equal to this been offered at the low price of \$2.50 per share. From all indications this offering will be several times over-subscribed. The Company reserves the right to close this subscription at any time and to allot smaller amounts than applied for. Telegraphic orders accepted if followed immediately by remittance.

Subscriptions may be sent either through your broker or direct to the Company.

Make remittances payable to W. T. Van Brunt, President

**North Butte Extension Copper Mining Co.**  
74 Broadway, New York City

#### TO LET FOR BUSINESS PURPOSES.

**THE WEST STREET BUILDING**  
90 West Street, Block between Cedar and Albany.

Location unsurpassed. Centre of the machinery, coal, and iron trades. Headquarters of two great railroads. Architecturally the most beautiful office structure in the world. One of the sights of the Metropolis. Best light and air in New York. Rooms all open to the sun. Every modern appliance for health and comfort. Nine standard plunge elevators. No dust or noise of sweeping, vacuum cleaners throughout. Grand restaurant on 24th floor, connecting in summer with beautiful roof garden. Magnificent views of the city, bay, harbor, and rivers.

The West Street Building commends itself particularly to railroads, the machinery, metal, and electrical trades, coal dealers, engineers, dock builders, contractors, lawyers, and ship-pers.

**READY FOR OCCUPANCY APRIL 1ST**

Among those who have already secured space in the West Street Building are the following:

Wicks Brothers, Machinery; Standard Railway Equipment Co.; John B. McDonald, Contractor; Sundstrom & Stratton Co., Contractors; Dodge & Biss Company, Lumber; Mackey, Young & Co., Coal; Tillotson & Kent, Lawyers; Goldsmith, Theriot Co., Steel Works; J. H. Trevellick & Co., Engineers; Quincy, Manchester, Serrent Co., Railway Equipment; A. D. Granger Co., Engineers; Thos. W. Pangburn & Co., Machinery; McClure, Rimmer & Co., Coal; The John Petrie Company, General Contractors; Niver Coal Co., E. & J. Smith, Pres.; North River Coal Co., National Railway Materials Co.; Scranton Bolt & Nut Co.; The Bird Archer Company, Builders; The Goussier Mfg. Co., Machinery; The T. A. Gillette Company, Contractors; Curtis, Haindell Co., Coal; The Pelton Water Wheel Co.; Neptune Meter Company; John B. Waters, Insurance; Housler, MacGovern Water Machinery; Karl Vestradahl & Co., Engineers; Potomac Coal & Coke Co.; George C. Clausen, President; Davis Acetylene Company; Reading Steel Casts Company; Boyd Equipment Company